

CITY OF CARMEL

**CARMEL ADVISORY PLAN COMMISSION
HEARING OFFICER, MIKE HOLLIBAUGH
C-1/CITY CENTER DISTRICT HEARING
February 23, 2004**

The Hearing Officer for the Carmel Plan Commission heard the following items on February 23, 2004 in the DOCS Conference Room at 9:00 AM.

**A. Docket No. 04020010 DP Amend/ADLS;
Carmel City Center, Parcel 2B, Pedcor, Phase II**

The applicant seeks approval to construct two multi-tenant commercial buildings. The site is located at the southwest corner of City Center Drive and Third Avenue SW.

Filed by Bob Olson of CSO on behalf of the Carmel Redevelopment Commission.

In attendance for Carmel Redevelopment Commission: Les Olds

In attendance for City of Carmel, Department of Community Services: Jon Dobosiewicz, Adrienne Keeling

In attendance for Pedcor: Steve Sturtz

OVERVIEW:

Les Olds: The original Pedcor project, Phase I, was submitted over one year ago and consists of two office buildings. The initial submission included Pedcor's master plan that reflected the ability to add two additional buildings in Phase II and Phase III. The design concepts have been submitted to the Redevelopment Commission and are in-line with what was approved under the Master Plan. The elevations, materials and finishes will match the existing buildings. Included in the package is the Streetscape work for Third Avenue as well as the completion of Streetscape work for City Center Drive from the Amli east property line to Third Avenue. Also included in the package is the screening of the lift station at the corner of Third Avenue and City Center Drive as well as a pull-off parking lane that was submitted to the City Engineering Department and approved.

As previously stated, the Redevelopment Commission approved all finishes and basic design for the project at their January meeting.

The elevations and drawings are Georgian/Colonial, all brick. There will be one additional building for completion—to the west—Phase II.

Jon Dobosiewicz: The last building will be presented to the Technical Advisory Committee and also scheduled for hearing before the Plan Commission Public Hearing Officer.

Members of the Public:

Joan Walker—where exactly is the building located? Steve Sturtz' response: Corner of Third Avenue SW and City Center Drive.

Terri Moore & Paul Moore, no comment

Merrie Heniser, no comment

Public hearing closed.

Department of Community Services Staff Report, **Adrienne Keeling**. This project appeared before the TAC committee in December 2003. As long as the Carmel Redevelopment Commission is comfortable with the development, there is nothing further at this time.

Mike Hollibaugh, Hearing Officer. Is there parking on City Center Drive—still a part of the proposal?

Les Olds' response: Yes, as a part of the Streetscape package—contracts are to be awarded no later than April first and construction will start the month of April.

FORMAL ACTION

Docket No. 04020010 DP Amend/ADLS, Carmel City Center, Parcel 2B, Pedcor, Phase II was **APPROVED** by Mike Hollibaugh, Plan Commission Hearing Officer.

**B. Docket No. 04020011 DP/ADLS;
Carmel City Center, Parcel 9**

The applicant seeks approval to construct a multi-tenant commercial building. The site is located at the northwest corner of City Center Drive and Third Avenue SW.

Filed by Christopher Reid of Hoosier Realty Investments, LLC on behalf of the Carmel Redevelopment Commission.

In attendance for Carmel Redevelopment Commission: Les Olds

In attendance for Hoosier Realty Investments: Chris Reid

OVERVIEW

Les Olds: City Center Parcel 9 is directly across from Pedcor Phase II. Parcel 9 has been designated for use as a small office building, maximum size to be built on the site is 10,000 square feet with adjacent parking. Design requirements call for building to be as close to the street as possible on Third Avenue as well as close to City Center Drive. The Redevelopment Commission imposed upon the purchaser and developer of the land certain conditions. 1) Any parking must be screened from City Center Drive and Third Avenue with brick veneer, wrought-iron fencing, and landscaping. 2) Parking on the west end of property will have a six foot high, solid, white vinyl, detailed fence all the way across the property line as a barrier.

The building has been reviewed by the Department of Community Services and by the Redevelopment Commission at its December meeting. The DOCS requested that certain changes are made to the building and the developer has agreed. One agreement is for brick all the way around the building; another is a reasonable roof line; also, dormers are to be added.

The design as reflected in the submittal was approved by the Redevelopment Commission at its meeting in December.

Members of the Public in attendance:

Joan Walker, no comment

Terri Moore & Paul Moore, no comment

Merri Heniser, questioned how the fence and vinyl would look. Ms. Heniser does not want to see a lot of parking lining the street on Autumn Drive—parking is already tight.

Les Olds explained that the fence is white, solid vinyl with criss-crosses across the top with the posts, and will run the entire length of the property line. Also, the developer modified the plans and increased the amount of parking. Autumn Drive is built extra wide and there is a tendency for people to park on the street. Guests of the condominium residents could park on Autumn Drive.

Merri Heniser asked about access to City Center Drive during the construction period.

Craig Reid responded that the worst of the construction would be over by the fall of the year; during the summer, the residents/guests can utilize the street for parking.

Public Hearing Closed.

Department Comments, Jon Dobosiewicz. This item was reviewed by the Technical Advisory Committee on February 18th. There were no outstanding public safety issues. The only item outstanding was from Scott Brewer, Urban Forester, regarding landscaping species of shrubs. There are no other outstanding issues.

Mike Hollibaugh referred to a letter from Les Olds to Mike McBride with a “punch-list” of concerns, more broad about City Center, but specifically regarding traffic and a traffic study. There was right-of-way on the plans—is the completion of the traffic analysis anticipated at any point in time?

Les Olds responded that Mike McBride has contacted A & F Engineering and a meeting will be scheduled in March. At that time, all of the traffic will be reviewed for the entire City Center area, working up Range Line to Old Towne Carmel, to see what the impact will be as the development continues and what will have to be done. Again, the focus will be on Third Avenue as it goes north and where it will tie into Main Street eventually. It is hoped that this will be resolved and reported some time this year in terms of not only traffic but parking as well.

Mike Hollibaugh commented that Parcel 9 is pretty tight and if additional turn lanes are needed in the future, for instance after the Performing Arts Center is in place.....

Jon Dobosiewicz responded that there is adequate room between the back of the right-of-way and the sidewalk to accommodate an additional traffic lane. It would be a situation of backing the sidewalk against the curb for a much more urban cross-section. There is a lighting plan on file and everything looks good.

Jon Dobosiewicz commented further for the benefit of the public in attendance. This segment of the process may seem quick, however, there are several steps in the process regarding technical review, before today and after. If there were no comments from the public to be addressed, approval would be granted to the project pending acquisition of building permits.

Merry Heniser then questioned how the City oversees safety measures during construction phase? What will the City do in terms of making sure the area remains as safe as possible for the current residents during construction?

Mike Hollibaugh responded that there are building inspectors involved in monitoring the construction. The Engineering Department also has inspectors that will monitor the public improvement part, if any. The City also has Ordinances that require the contractor to keep the streets clean and free of debris each evening before departure. If that is not being done, residents may file a complaint with the DOCS who will then send an inspector to the site. If parking becomes an issue, the DOCS should be called upon.

Mike Hollibaugh then declared the City Center Parcel 9 project approved.

FORMAL ACTION

Docket No. 04020011 DP/ADLS, Carmel City Center, Parcel 9 was **APPROVED** by Mike Hollibaugh, Plan Commission Hearing Officer.

The meeting adjourned at 9:25 AM.

Mike Hollibaugh, Hearing Officer
For the Carmel Plan Commission

Ramona Hancock, Secretary